

## TRUSTEE'S SALE

of valuable building lots and houses located in Crestview Subdivision, off Bethel Road, in the Lewistown Election District, Frederick County, Maryland.

By virtue of the power and authority contained in the Deed of Trust from Saylor Inc., et al., dated March 21, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1013, folio 260, and in the Supplemental Deed of Trust dated August 30, 1979, and recorded among the Land Records of Frederick County, Maryland, in Liber 1094, folio 52, the undersigned Substitute Trustee will offer for sale at the Court House Door, Frederick, Maryland, on

WEDNESDAY, JANUARY 6, 1982

AT 11:00 A.M.

the following described real estate together with the improvements thereon, to-wit:

PARCEL NO. 1: Lot 96 in Block B as shown on the plat of subdivision entitled "Section Five, Crestview Estates", said Plat recorded among the Plat Records of Frederick County, Maryland, in Plat Book 14, folio 178.

The improvements consist of a partially completed brick and frame dwelling, containing three bedrooms, 2 baths, living room, dining room and kitchen, and full basement. The interior is studded-out, rough wiring and plumbing. There is sewer hook-up but no well.

PARCEL NO. 2: Lot 101 in Block B as shown on the plat of subdivision entitled "Section Five, Crestview Estates", said Plat recorded among the Plat Records of Frederick County, Maryland, in Plat Book 14, folio 178.

The improvements consist of a brick and frame dwelling containing three bedrooms, 1 bath, living room, dining room, kitchen and attached two-car garage. There is sewer hook-up, but no well.

PARCEL NO. 3: Lot 52 as shown on a Plat of Subdivision entitled "Section Three, Crestview Estates", said plat recorded among the Plat Records of Frederick County, Maryland, in Plat Book 10, folio 95.

Lots 90, 92, 93, 112, 113, and 114, in Block A as shown on the plat of subdivision entitled "Section Five, Crestview Estates", said plat recorded among the Plat Records of Frederick County, Maryland, in Plat Book 14, folio 177.

Lots 95, 97, 98, 103, 104, 106, 107, 108, 109, 110, and 111 in Block B, as shown on the plat of subdivision entitled "Section Five, Crestview Estates", said plat recorded among the Plat Records of Frederick County, Maryland, in Plat Book 14, folio 178.

PARCEL NO. 4: All those pieces or parcels of land situate, lying and being in the Lewistown Election District, Frederick County, Maryland, and being known and designated as follows:

FIRST: The treatment plant site as shown on the Plat of Subdivision entitled "Section Four, Crestview Estates", recorded in Plat Book 13, folio 73, and containing 0.714 acres of land, more or less.

SECOND: As Parcel B to be added to the treatment plant site as shown on the Plat of Subdivision entitled "Section Five, Block B, Crestview Estates", recorded in Plat Book 14, folio 178, and containing 0.168 acres of land, more or less.

FINANCING: Available on Parcels No. 1 and No. 2 to qualified purchasers at Fredericktown Bank & Trust Company at 14% interest. For information call Mr. C. Monroe Keeney, Fredericktown Bank & Trust Company, (301) 662-8231.

TERMS OF SALE: A deposit of 10% of the purchase price will be required of the purchaser(s) in cash or certified check payable to the Substitute Trustee at the time of sale for each lot. The balance of the purchase price shall be paid in cash at settlement which shall be within 10 business days after the ratification of the sale by the Circuit Court for Frederick County, unless said period is extended by the Substitute Trustee, his successor or assign, for good cause shown. Time being of the essence. Interest at the rate of 12% per annum shall be paid on the unpaid purchase money from the date of sale to the date of settlement. All state and county real estate taxes and other public charges shall be adjusted as of the date of sale, and assumed thereafter by the purchaser. All costs of conveyancing, documentary stamps, transfer taxes, document preparation, and title insurance shall be borne by the purchaser. All property is being sold subject to all recorded restrictions, covenants and agreements. The improvements are being sold in "as is" condition. The Substitute Trustee reserves the right to withdraw the herein described property from sale at any time. The Substitute Trustee reserves the right to announce additional terms and conditions on the day of sale.

Howard R. Stepler, Jr.  
18 West Church Street  
Frederick, Maryland  
Phone: (301) 662-6304  
ATTORNEY

HOWARD R. STEPLER, JR.  
SUBSTITUTE TRUSTEE

JAMES G. TROUT,  
AUCTIONEER

### ACKNOWLEDGMENT OF PURCHASE

\_\_\_\_\_ do (does) hereby acknowledge  
that it have (has) purchased the real  
estate described in the advertisement  
attached hereto as Parcel No. 2

at and for the sum of Fifty Thousand

Dollars (\$50,000.00), the sum of

Five Thousand

Dollars (\$5,000.00) having been paid this  
date and the balance of Forty Five  
Thousand

Dollars (\$45,000.00) being due and payable  
at the time of final settlement and it  
do (does) further covenant and agree that  
it will comply with the terms of  
sale as expressed in the advertisement  
attached hereto.

WITNESS the hand(s) and seal(s) this  
6th day of January 1982.

FREDERICKTOWN BANK & TRUST COMPANY (SEAL)

By C. Monroe Keeney (SEAL)  
C. Monroe Keeney  
Purchaser(s)

WITNESS:

Mary E. Thompson

Filed January 8, 1982

HOWARD R. STEPLER, JR.  
ATTORNEY AT LAW  
18 WEST CHURCH STREET  
FREDERICK, MD. 21701  
301 662-6304